

Section 35-86

(e) All multi-family units of three (3) bedrooms or more in excess of ten percent (10%) of the building units or complex or both ~~except as permitted under Section 35-113 through 115, inclusive.~~

Section 5 6. AND BE IT FURTHER ENACTED, That Section 35-93 (d) is hereby added to said Code, Chapter and Article, Division 6, "Heavy Commercial Districts", as amended by Resolutions No. 64-106, to follow immediately after Section 35-93 (c) thereof, to read as follows:

Section 35-93

(d) All multi-family units of three (3) bedrooms or more in excess of ten percent (10%) of the building units or complex or both ~~except as permitted under Section 35-113 through 115, inclusive.~~

Section 6. AND BE IT FURTHER ENACTED, That Sections 35-114 (y) and 35-115 (x) (4) and (y) are hereby added to said Code and Chapter, Article III, "Board of Appeals", Division 2, "Powers, as amended by Resolution No. 64-106, to follow immediately after Sections 35-114 (x) and 35-115 (x) (3) thereof, respectively, to read as follows:

Section 35-114

(y) Multi family developments having ten percent (10%) or more, three (3) or more bedroom units.

Section 35-114

(x) (4) That the requirements of Section 35-114 (y) and 35-115 (y) are complied with.

Section 35-115

(y) Multi family developments in any district, including commercial districts, having more than ten percent (10%), three (3) or more bedroom units per separate building or complex, or both, may be permitted upon the compliance with the following minimum requirements.

(1) Where need (based upon existing residence supply and demand) is proven to exist in excess of what is established in the Anne Arundel General Development Plan.

(2) Where such development will be commensurate with surrounding development so as not to increase or decrease valuation of existing or proposed uses.

(3) Where evidence is submitted that the increase of pupil occupancy will not cause overcrowding of undue burden of any school facilities, existing or programmed, in the County's Capital Improvement Program.

(4) Where such increased development will not create traffic hazards or congestion on existing arterial and collector street networks by access and egress on or to such networks.

(5) Where existing water and sewer systems are proven to be adequate for increased domestic densities, use and fire flows.

(6) Where existing community facilities and recreational areas are shown to be adequate for the increased densities.

(7) Where parking spaces shall be provided at a rate of 1.5 spaces for each 3 or more bedroom dwelling unit. The Hearing Authority may